

Established 1900



**GOLDINGS**

Chartered Surveyors

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Surveyors

Auctioneers

Valuers

Estate Agents

Upon the instructions of Highways Agency, Midland Bank Mortgagees  
in possession, local Investment Company and others.

**A Portfolio of Properties**

in

**NOTTINGHAMSHIRE and LINCOLNSHIRE**

of interest to

**\*OWNER OCCUPIER\* \*DEVELOPERS\* \*SPECULATORS\* \*INVESTORS\***

**FOR SALE**

**BY AUCTION**

(Unless sold privately beforehand)

**DATE: 4 June 1996**

**At: THE KINGS HOTEL, NORTH PARADE, GRANTHAM, Lincs**

**COMMENCING TIME OF SALE: 2.15 pm**

**Subject to Conditions of Sale**

MISREPRESENTATION ACT "Goldings for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Goldings has any authority to make or give representation or warranty in relation to this property"



**\*\*\* GENERAL REMARKS \*\*\***

**Lots 1 to 6** Are offered for sale by instructions of the **Midland Bank** as Mortgagees in possession, and only limited information is available relating to these properties. The purchasers must buy them as they see them.

**Lots 7 and 8** These properties are surplus to requirement of the Department of Transport.

**SERVICES:** No Services or equipment have been tested in any of the properties and the purchasers shall satisfy themselves from their own inspection as no warranty or guarantee is given or implied that any of the equipment works or is adequate for their purpose.

**SPECIAL NOTE:** Whilst every care has been taken in the preparation of these particulars, the prospective purchasers are advised to satisfy themselves that the statements contained and measurements are correct.

**CONDITIONS OF SALE:** Conditions of sale relating to all properties will be available for inspection at the offices of the respective vendors solicitors and at the offices of the Auctioneers, for 14 days prior to sale, and the purchasers are deemed to purchase with full knowledge thereof whether inspected or not.

**TENURE:** We are advised that all properties are FREEHOLD.

**SALES BEFOREHAND:** The vendors or their Agents reserve the right to accept offers prior to Auction and purchasers coming from away should satisfy themselves that the specific Lots are still available.

**PLANS:** Location and Site plans have been prepared but are for identification purposes only and shall not form part of the contract.

**VENDORS  
SOLICITORS:****Lots 1 to 6 -**

Messrs Gateley Wareing  
Equity House, 7 Rowchester Court, Whittall Street,  
Birmingham B4 6DD  
Attention of Mr E C Jordan

**Lot 7 -**

The Government Property Lawyers, Riverside Chambers,  
Castle Street, Taunton, SOMERSET TA1 4AP  
Attention of Mr B K Vyas - Case No. C/96/0166J/BKV

**Lot 8 -**

Messrs Greenwoods, 30 Priestgate,  
Peterborough PE1 1JE  
Attention of Mrs J M Wood

**Lots 9 and 10 -**

Messrs Ashton Bond Gigg  
Pearl Assurance House  
Friar Lane  
NOTTINGHAM NG1 6BX

**Lot 11 -**

Messrs Nortons  
4 St Peters Hill  
Grantham  
LINCS NG31 6QD



## CHAPEL HILL , BOSTON



*Typical property, being LOT 1*

- LOT 1 :** *17 and 17a - Witham Drive*
- LOT 2 :** *19 and 19a - Witham Drive*
- LOT 3 :** *22 and 22a - Witham Drive*
- LOT 4 :** *24 and 24a - Witham Drive*

These properties, formerly owned by the Local Authority, are all of similar type and of Airy construction. They are situated on a small development of similar properties on the edge of this residential village. There is a local shop and village Inn.

Each property is divided into 2 self contained residential flats.

**ACCOMMODATION:**

It is believed that the properties each comprises Living Room, Kitchen, one Bedroom, Bathroom and shared front/rear garden.

**SITUATION:**

Horncastle 12 miles, Tattershall/Connogsby 2 miles, Sleaford 12 miles, Boston 11 miles, Billingham 11 miles.

**SERVICES:**

Mains water, Electricity and Drainage are connected or readily available to all properties.

**RATEABLE VALUE:**

17, 17a, 19, 19a, 22, 22a, 24 and 24a - We understand from verbal enquire from the North Kesteven District Council that these properties are all classified as Band A.

**TENANCY:**

The properties are sold subject to the existing tenancies. No details are available and no questions will be answered thereon.

**VIEWING:**

Viewing is restricted from the outside in respect of all the tenanted properties for Lots 1 to 4.



**LOT 5 :****4 VINE STREET, Billingborough**

This property has been modernised in recent years but we are unable to give the exact date or extent of the modernisation.

**ACCOMMODATION:**

Built of brick under a tiled roof with, we believe, Entrance Hall, Lounge, Bathroom (panelled bath, pedestal wash basin), WC, kitchen. FIRST FLOOR - 2 Bedrooms. We are told there are some night storage heaters.

**SITUATION:**

**Billingborough** is situated just off the A52 Trunk Road with Grantham 12 miles, Bourne 8 miles and Sleaford 10 miles. This residential village combines a happy blend of mellow red brick homes and modern dwellings and has local shops, Inns and school. There is also a small industrial estate to provide employment.

**SERVICES:**

Mains Water, Electricity and Drainage are connected or readily available.

**RATEABLE VALUE:**

The property is classified as Band B.

**TENANCY:**

The property is sold subject to existing tenancy. No details are available and no questions will be answered thereon.

**VIEWING:**

Viewing is restricted only from the outside.



**LOT 6 :****9 HIGH STREET, Billingborough**

An interesting restoration project, this vacant property is in need of substantial renovation and repair. The main walls are brick with rendering to some elevation and tile roof.

**SITUATION:**

The property is situated in the centre of the village and is of two storey construction.

There is garden ground at side.

**SERVICES:**

Mains Water, Electricity and Drainage are connected or readily available.

**RATEABLE VALUE:**

Subject to re-assessment.

**POSSESSION:**

Vacant possession of this Freehold property will be given upon completion.

**VIEWING:**

**\*\*Viewing is at ones own risk\*\***

**NOTE: Lots 7 and 8 are sold upon the instructions of the DEPARTMENT OF TRANSPORT (and not required for Road widening)**

**LOT 7 :****THE POPLARS, FOSSE ROAD, CAR COLSTON**

THE DETACHED HOUSE AND LAND OF 3.36 ACRES OR THEREABOUTS HAS BEEN FORMERLY RUN AS A MARKET GARDEN.

THE LAND AND HOUSE HAVE A SOUTHERLY ASPECT AND IMMEDIATELY ADJOINING THE A46 ROAD ON THE EDGE OF THE VILLAGE OF CAR COLSTON AND NEAR THE RED LODGE INN.



THE HOUSE HAS GAS CENTRAL HEATING AND COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY, THREE BEDROOMS, BATHROOM.



THE PROPERTY IS ABOUT 1 MILE FROM CAR COLSTON WITH BINGHAM 4 MILES, NEWARK 9 MILES, NOTTINGHAM 12 MILES, LINCOLN 21 MILES AND LEICESTER 26 MILES.

**ACCOMMODATION:**

With rendered external walls and part slate roof and extensive new felt roof comprising:

**ENTRANCE HALL:** Radiator.

**LOUNGE:** 3.73m x 3.42m (12'3 x 11'3) - New World gas fire, radiator.

**DINING ROOM:** 3.88m x 3.73m (12'9 x 12'3) - New World gas fire, radiator.

**KITCHEN:** 4.11m x 2.81m (13'6 x 9'3) - Fitted units, wall mounted units, sink unit, appliances space, Glow-worm gas boiler.

**UTILITY:** With plumbing for washer.

Staircase rises from **ENTRANCE HALL** to **FIRST FLOOR LANDING** -

**BEDROOM 1:** 3.73m x 3.65m (12'3 x 12'0) - Built-in ladies and gents wardrobes, dressing table, radiator.

**BEDROOM 2:** 3.96m x 3.73m (13'0 x 12'3) - Built-in cupboard, radiator.

**BATHROOM:** Panelled bath, tiled surrounds, pedestal wash basin, low level WC; radiator, airing cupboard housing hot water cylinder with immersion heater.

**BEDROOM 3:** 2.81m x 2.81m (9'3 x 9'3) - Radiator.

**OUTSIDE:**

Drive leads to garden and land somewhat overgrown but with small selection of fruit trees. The land as shown on the plan comprises:

<u>O.S.</u>	<u>Acres/Area</u>	<u>Hectares</u>
OS 7194	2.24	.90
OS 7792	<u>1.12</u>	<u>.45</u>
	3.36	1.35 or thereabouts

**SERVICES:**

Mains Electricity connected. Drainage to septic tank. Water by supply from mains in Car Colston over adjacent land which Legal Easement is available. There is a leak on the supply.

**VIEWING:**

By KEY available at the Agents Offices.

**COUNCIL TAX:**

The property is classified as Band E.

**PLAN:**

Whilst every care has been taken in the preparation of the Plan it is for identification purposes only.



**LOT 8 :****THE WOODLANDS, FOSSE WAY, KINOULTON**

A DETACHED BUNGALOW  
BUILT IN 1970 AND SET  
WELL BACK FROM THE  
ROAD, TOGETHER WITH  
PADDOCK OF 2 ACRES OR  
THEREABOUTS.

IT IS LOCATED AT THE  
JUNCTION OF THE A606  
MELTON MOWBRAY TO  
NOTTINGHAM ROAD AND  
THE A46 LEICESTER  
NEWARK ROAD.

**SOLD PRIOR TO AUCTION**

**ACCOMMODATION:**

The property, 'c of brick under tiled roof, is approached viaarmac drive across the Paddock and comprises:

**ENTRANCE HALL:** Cloaks cupboard.

**LOUNGE:** 5.56m x 4.42m (18'3 x 14'6)

**DINNING ROOM:** 4.57m x 3.12m (15'0 x 10'3)

**KITCHEN:** 4.72m x 2.74m (15'6 x 9'0)

**UTILITY:** 3.65m x 2.05m (12'0 x 6'9)

**W.C.**

**BEDROOM 1:** 3.96m x 3.96m (13'0 x 13'0)

**BEDROOM 2:** 3.96m x 3.65m (13'0 x 12'0)

**BEDROOM 3:** 3.12m x 3.04m (10'3 x 10'0)

**BATHROOM:**

**OUTSIDE:**

There is a Timber Barn 8.53m x 4.57m (28'0 x 15'0).  
**STABLES. GARAGE/TACK ROOM.**

**SERVICES:**

Mains Water and Electricity are connected. Drainage to septic tank.

**COUNCIL TAX:**

The property is classified as Band E.

**VIEWING:**

Viewing is restricted only from the outside.

**Note:**

The property has been subject to vandalism and the purchaser must buy as he finds it. No guarantee or warranty is implied that the property is habitable or that any of the fixtures and fittings are in order or available.



**LOT 9 :****12 KINGSTON AVENUE, GRANTHAM**

MIDDLE OF ROW TOWN HOUSE SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA OFF DYSART ROAD, WITHIN 500 METRES OF LOCAL SHOPS, SCHOOL, PUBLIC HOUSE, AND A REGULAR BUS SERVICE TO THE TOWN CENTRE APPROXIMATELY HALF A MILE.

THE PROPERTY HAS BEEN IMPROVED IN THE PAST WITH A RE-TILED ROOF AND RE-FITTED BATHROOM BUT PROVIDES IMMENSE POTENTIAL FOR

FURTHER MODERNISATION AND WILL IDEALLY SUIT A FIRST TIME BUYER LOOKING FOR MAKING THEIR FIRST HOME; THE DEVELOPER FOR MODERNISATION AND RE-SELLING; OR THE INVESTOR FOR RENTING.

**ACCOMMODATION:**

Built of brick under a tiled roof and comprising:

**ENTRANCE LOBBY.****SITTING ROOM: 3.42m x 3.35m (11'3 x 11'0)**

Double glazed window, Bradstone fireplace, gas point, double power point.

**DINNING KITCHEN: 3.35m x 3.35m (11'0 x 11'0)**

Stainless steel top sink unit, Firegem gas fire (not tested), built-in cupboard, two double power points, cupboard understairs.

Staircase rises from **ENTRANCE LOBBY** to **FIRST FLOOR -**

**BEDROOM 1: 3.50m x 3.35m (11'6 x 11'0)**

Built-in cupboard, original fireplace, double power point.

**BEDROOM 2: 3.81m x 3.42m (12'6 x 11'3)**

Original fireplace, double power point.

**BATHROOM:** Panelled bath, Wash basin, low level WC; airing cupboard with immersion heater.

**OUTSIDE:**

Gardens to front and rear. Integral WC.

**SERVICES:**

All main services are available.

**COUNCIL TAX:**

The property is classified as Band A.

**POSSESSION:**

Vacant possession of this FREEHOLD property will be given upon completion.

**VIEWING:**

By KEY available at the Agents Offices.



**LOT 10 :****23 BRADING AVENUE, GRANTHAM**

MIDDLE OF ROW TOWN HOUSE SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA OFF DYSART ROAD WITHIN 500 METRES OF LOCAL SHOPS, SCHOOL, PUBLIC HOUSE AND REGULAR BUS SERVICE TO THE TOWN CENTRE APPROXIMATELY HALF A MILE.



THE PROPERTY HAS BEEN IMPROVED WITH REPLACEMENT UPVC DOUBLE GLAZED WINDOWS TO GROUND FLOOR, BUT DOES REQUIRE FURTHER IMPROVEMENT AND MODERNISATION AND IS IDEALLY SUITABLE FOR DEVELOPER OR INVESTOR.

**ACCOMMODATION**

Built of brick under slate roof and comprising:

**ENTRANCE LOBBY.**

**SITTING ROOM:** 3.42m x 3.35m (11'3 x 11'0)  
Hallmark gas fire (not tested) in modern tiled fireplace, power point, double glazed window.

**LIVING ROOM (DINNING KITCHEN):** 3.50m x 3.42m (11'6 x 11'3)  
Gas fire (not tested), tiled fireplace, built-in cupboard, double power point, cupboard understairs, UPVC double glazed window.

Lean to Timber **KITCHEN** (requires demolishing)

Staircase rises from **ENTRANCE LOBBY** to **FIRST FLOOR** -

**BEDROOM 1:** 3.50m x 3.35m (11'6 x 11'0)  
Built-in cupboard.

**BEDROOM 2:** 4.11m x 3.20m (13'6 x 10'6)  
Power point.

**BATHROOM:** Panelled bath, wash basin; airing cupboard with immersion heater.

**OUTSIDE:**

Front and rear gardens. Integral WC.

**SERVICES:**

All main services are available.

**COUNCIL TAX:**

The property is classified as Band A.

**POSSESSION:**

Vacant possession of this FREEHOLD property will be given upon completion.

**VIEWING:**

By KEY available at the Agents Offices.



**LOT 11****49 OXFORD STREET, GRANTHAM**

A MID TERRACED HOUSE SITUATED OFF THE TOWN CENTRE, WITH PLEASANT ASPECT TO THE SOUTH FACING REAR OVER BOWLING GREEN.

THE PROPERTY HAS A RE-TILED ROOF BUT DOES REQUIRE FURTHER MODERNISATION AND IMPROVEMENT AND COMPRISES HALL, CELLAR, SITTING ROOM, LIVING ROOM, KITCHEN, TWO BEDROOMS, BATHROOMS TO GROUND AND FIRST FLOOR.

**ACCOMMODATION:****Entrance HALL.**

**SITTING ROOM:** 3.96m x 3.20m (13'0 x 10'6)

Tiled fireplace with gas fire inset (not tested) delft rack, moulded cornice, double power point.

**INNER HALL:** Steps down to **CELLAR**.

**SITTING ROOM:** 4.26m x 3.73m (14'0 x 12'3)

Gas fire (not tested) with wooden surround, cupboard understairs, telephone point, picture rail, double power point. Glazed doors to,

**KITCHEN:** 3.73m x 2.59m (12'3 x 8'6)

Stainless steel sink set in work surface with cupboard beneath, gas cooker point, double power point. Door to outside.

**LOBBY:** Airing cupboard housing hot water cylinder with immersion heater.

**BATHROOM:** Panelled bath with Gainsborough shower over, pedestal wash basin and low level WC.

Stairs rise from **INNER HALL** to **FIRST FLOOR**

**LANDING** - Access to roof space.

**BEDROOM 1:** 4.19m x 3.96m (13'9 x 13'0) - double power point.

**BEDROOM 2:** 3.65m x 3.12m (12'0 x 10'3) - double power point.

**BATHROOM:** Panelled bath, pedestal wash basin and low level WC; sink unit with cupboards under; airing cupboard housing hot water cylinder with immersion heater.

**OUTSIDE:**

To the rear is a concreted yard with low brick wall and established magnolia, pleasantly overlooking Bowling Green.

**SERVICES:**

All main services are available.

**COUNCIL TAX:**

The property is classified as Band A.

**POSSESSION:**

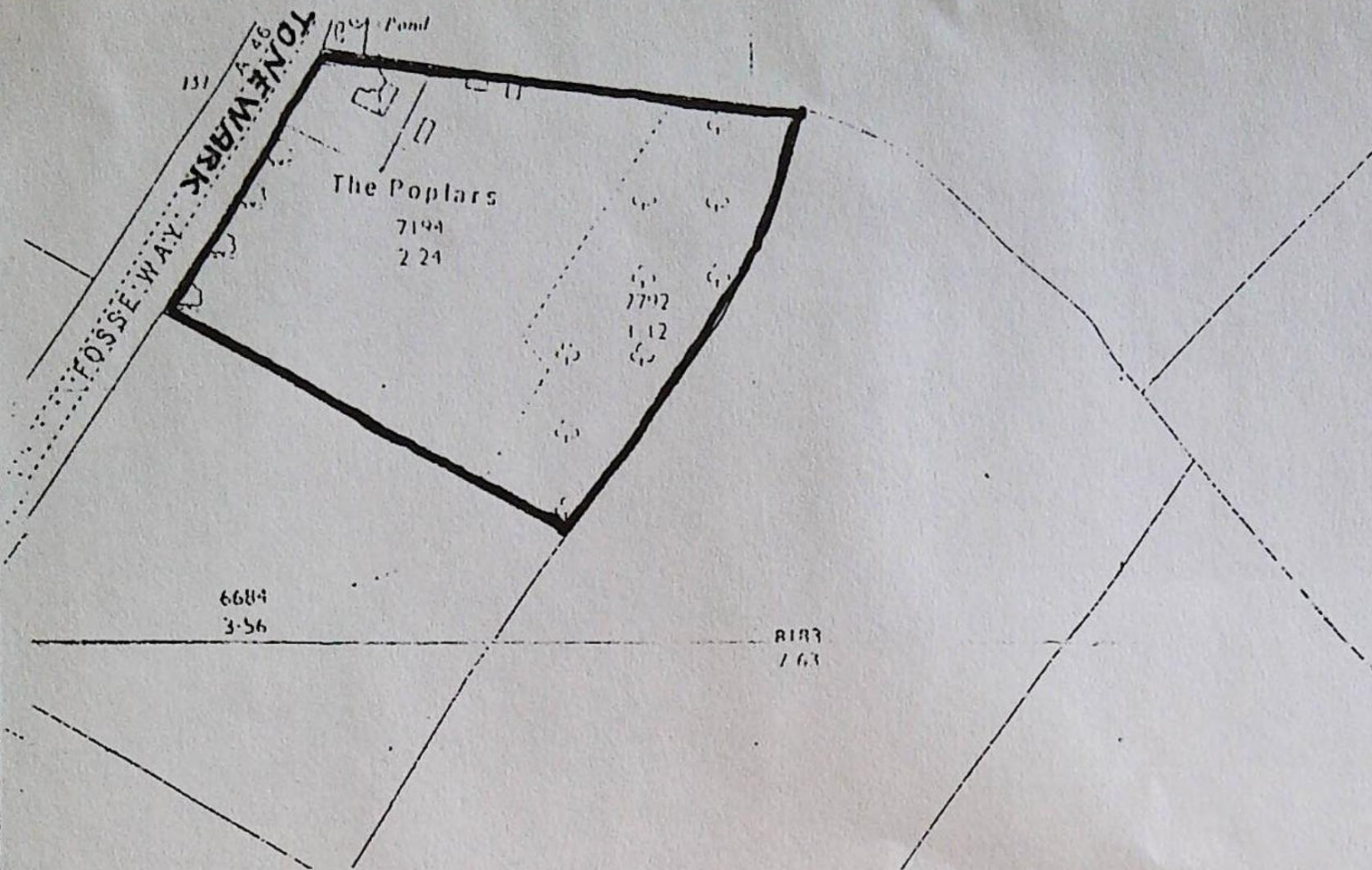
Vacant possession of this FREEHOLD property will be given upon completion.

**VIEWING:**

By KEY available at the Agents Offices.

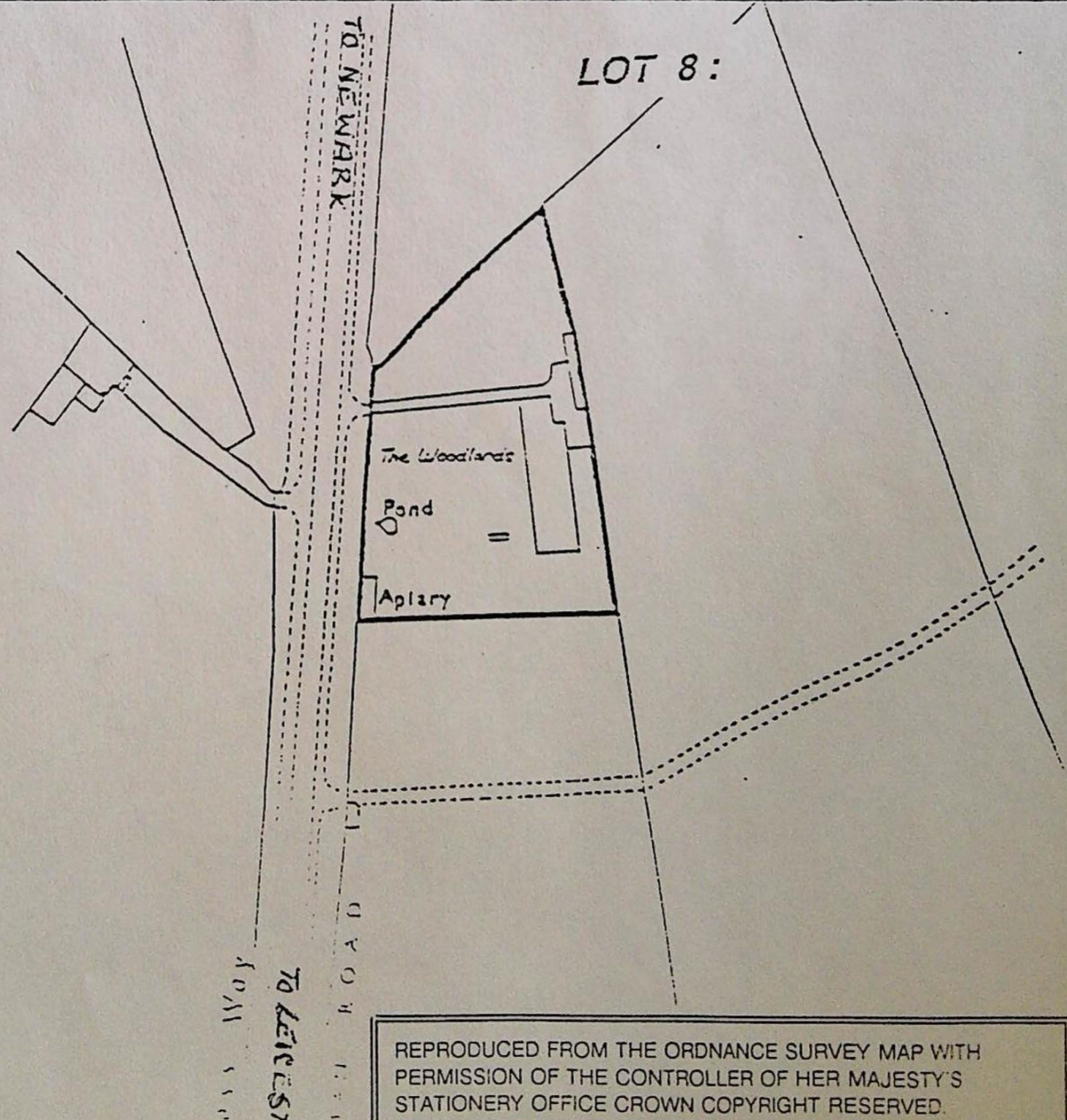


LOT 7:



THE POPLARS, FOSSE ROAD, CAR COLSTON

LOT 8:



THE WOODLANDS, FOSSE WAY, KINOULTON

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH  
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